

NO TRANSFER  
TAX PAID

## QUITCLAIM DEED WITH COVENANT

Lennard W. Warner, Jr. and Louise S. Warner of Waterville, Kennebec County, State of Maine, for consideration paid, grant to Lenna L. Warner of Essex, Essex County, State of Massachusetts and Lennard W. Warner, III, of Waterville, Kennebec County, with quitclaim covenant as tenants in common, the land in Waterville, Kennebec County and State of Maine, more particularly bounded and described as follows; to wit:

005462

THE UNIT known and designated as Unit #4 in Ridgewood Heights Condominium located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by A.E. Hodson, Consulting Engineer, entitled "Ridgewood Heights Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-90003. Specific reference is made to the Ridgewood Heights Condominium Declaration under the Maine Condominium Act of the Revised States of the State of Maine, which Declaration is dated December 29, 1989, and is recorded in said Registry of Deeds in Book 3676, Page 3, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-90004 through #E-90010.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

MEANING and intending to convey the premises conveyed to Lennard W. Warner, Jr. and Louise Warner from FSD Associates, Inc. by warranty deed dated June 14, 1990, and recorded in the Kennebec County Registry of Deeds, Book 3751, Page 214.

Excepting and reserving therefrom the right to live in the home located on said premises, and to use said premises, for the remainder of our natural lives.

Witness our hands and seals this 12<sup>th</sup> day of March, 1995.

32-62-4

Signed, Sealed and Delivered  
in the presence of

Natalie P. B. Brooks  
Witness

Lennard W. Warner, Jr.  
Lennard W. Warner, Jr.

(to hold)  
Witness

Louise S. Warner  
Louise S. Warner

State of Maine  
County of Kennebec

Dated: March 12, 1995

Personally appeared the above named Lennard W. Warner, Jr.,  
and Louise S. Warner and acknowledged the above instrument to be  
their free act and deed.

Before me,

Angol L. Levasseur  
Notary Public

Angol L. Levasseur  
Notary Public, Maine  
My Commission Expires February 17, 1998



RECEIVED KENNEBEC SS.

95 MAR 22 AM 9:00

ATTEST: Thomas R. Morris  
REGISTER OF DEEDS